

1 bedroom Apartment in Les Herbiers. 3000 euros off per room, notaire fees free until 02/06/24

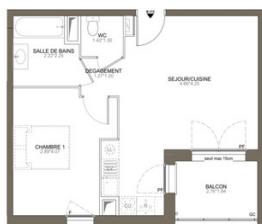
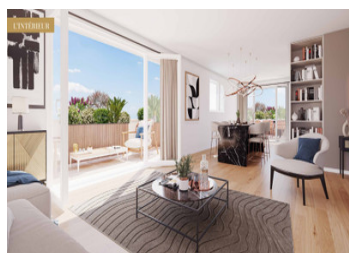


INFORMATION

Town:	Les Herbiers
Department:	Vendée
Bed:	1
Bath:	1
Floor:	44 m2
Outside Space:	5 m2

IN BRIEF

In Les Herbiers, 10 km from Puy du Fou, we found the perfect address: easily accessible, at the foot of the sports complex and 300m from Landreau Park, you can reach the city center in just 10 minutes on foot. Access to the A87 motorway, 6km away, provides quick and direct access to Nantes, La Roche-sur-Yon, or Cholet.

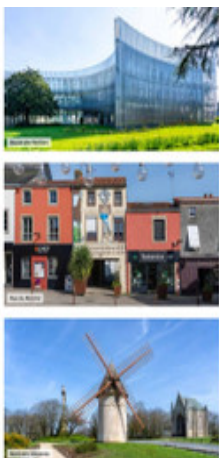


ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The architecture of the residence perfectly complements the neighborhood's atmosphere and charms with its clean and rhythmic style. The contrast of materials brings modernity to the sequences. The sober and warm tones accentuate the sophisticated appearance of this development, crowned by a large green roof terrace. The volumes combine plasterwork in well-orchestrated sequences of recesses and projections.

SECURITY

- Fully enclosed residence
- Access control via digital code, intercom.
- Solid core door with 3-point A2P* security lock
- Covered ground floor parking / Exterior parking
- Remote-controlled parking door
- Elevators

DECORATION

- Wall tiling around bathtubs and shower trays
- White paint finish on walls and ceilings
- Soft floor covering in all rooms

COMFORT AND CONTROL OF YOUR CONSUMPTION

- Blackout blinds on all bedroom windows
- Mixer tap fittings in bathrooms and shower rooms
- RJ45 socket (TV/internet/telephone) in living room and bedrooms

COMMUNAL AREAS

- Entrance hall decoration designed by the architect: decorative wall covering and mirrors, tiled floor
- Bicycle/stroller storage rooms

Information about risks to which this property is

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr